

COMMERCIAL LAND OPPORTUNITY

369 Main St Pennsburg, Pennsylvania

0.427 ACRES | THREE CONTIGUOUS PARCELS | RC
RESIDENTIAL-COMMERCIAL ZONING

\$349,900

**HIGH-VISIBILITY
CORNER LOCATION**

**PUBLIC WATER
SEWER + GAS AVAILABLE**

INVESTMENT OVERVIEW

Outstanding commercial development opportunity in the heart of Pennsburg Borough. This highly visible 0.427-acre corner property is comprised of three contiguous parcels and is zoned RC (Residential-Commercial), creating potential for a variety of commercial and mixed-use applications. The level site is positioned along Main Street with strong accessibility and exposure, offering an attractive opportunity for developers, investors and owner-users seeking a presence in the Upper Perkiomen area.

PROPERTY HIGHLIGHTS

Offering Price	\$349,900
Total Site Area	0.427 acres (three contiguous parcels)
Zoning	RC - Residential-Commercial
Potential Uses	Professional office, medical, retail, restaurant, mixed-use and other permitted uses*
Utilities	Public water, public sewer and natural gas available*
Current Use	Vacant land
Ownership	Fee Simple
Flood Zone	No federal flood zone indicated in listing data
Financing	Cash or Conventional

*Buyer to verify permitted uses and utility connection requirements/costs with Pennsburg Borough and applicable providers.

DEVELOPMENT POTENTIAL

The RC Residential-Commercial zoning and Main Street positioning make this site well suited for buyers evaluating commercial, mixed-use or owner-user concepts. The listing identifies possible uses including commercial and land/lot development; specific uses, dimensional requirements, parking, access and approvals should be independently confirmed with Pennsburg Borough.

PROFESSIONAL OFFICE	MEDICAL / SERVICE	RETAIL / RESTAURANT	MIXED-USE DEVELOPMENT
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SITE & PARCEL INFORMATION

Total acreage: 0.427 acres
Primary parcel: 15-00-01432-002
Additional parcel: 15-00-01435-00-8
Additional parcel: 15-00-01438-005

Site: Level, vacant land
County: Montgomery County
Municipality: Pennsburg Borough
School District: Upper Perkiomen

LOCATION ADVANTAGE

Situated along Main Street in Pennsburg, the property benefits from visibility, accessibility and proximity to established businesses and surrounding residential neighborhoods. The site offers a strategic opportunity for a business or developer seeking exposure within the growing Upper Perkiomen area.

UTILITIES

Natural gas: Available
Water: Public water available
Sewer: Public sewer available

EXCLUSIVE LISTING CONTACT

Jody Karam
Morganelli Properties LLC
610-737-0071
karamjody@msn.com

MLS # PAMC2190050

369 Main St
Pennsburg, PA 18073

Offering Price: \$349,900

Offering information is based on listing data supplied for marketing purposes. This brochure is not a substitute for independent due diligence. Buyer should verify zoning, use approvals, parcel dimensions, utilities, access, environmental conditions, taxes and all development requirements.